



AMENDED 6-07-05\*

APPROVED 5-19-05

**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA - CITY HALL  
3939 N. DRINKWATER BOULEVARD  
MAY 5, 2005  
MINUTES**

\*The case number for the Borgata of Scottsdale was corrected from 54-DR-2005 to 4-DR-2005.

**PRESENT:** Ron McCullagh, Council Member  
E.L. Cortez, Vice Chairman  
Steve Steinke, Commission Member  
Michael D'Andrea, Design Member  
Kevin O'Neill, Design Member  
Michael Schmitt, Design Member  
Jeremy A. Jones, Design Member

**STAFF:** Mac Cummins  
Tim Curtis  
Lusia Galav  
Sherry Scott  
Bill Verschuren

**CALL TO ORDER**

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman McCullagh at 1:00 p.m.

**OPENING STATEMENT**

Councilman McCullagh read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

**ROLL CALL**

A formal roll call confirmed members present as stated above.

### **MINUTES APPROVAL**

April 21st, 2005, Minutes of the Development Review Board

#### **CORRECTIONS TO MINUTES:**

Revisions to the minutes shall reflect that Councilman McCullagh called the meeting to order AND made the opening statement.

The motion to approve case number 114-DR-2004, the Walgreens Drug Store, shall state: "Board Member Jones made a motion to approve subject to the stipulations that staff examine safety concerns related to the exit OF THE DRIVE-THRU and alternative color schemes."

**VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE APRIL 21ST, 2005 MEETING MINUTES AS AMENDED. SECONDED BY BOARD MEMBER D'ANDREA.**

**THE MOTION PASSED BY A VOTE OF 7 TO 0.**

### **CONSENT AGENDA**

- |                     |  |
|---------------------|--|
| <u>2-PP-2005</u>    | <u>Summers Property (Sera Brisa)</u><br>Preliminary Plat<br>18001 North 94th Street<br>Vollmer & Associates, Architect/Designer  |
| <u>99-DR-2000#2</u> | <u>Mirage Crossing</u><br>Parking Lot Expansion/Retail Pad Additions<br>East Shea Boulevard<br>Stowe Architecture, Architect/Designer  |
| <u>17-DR-2005</u>   | <u>Site 10 Booster Pump Station</u><br>Site & Plan Elevations<br>North side of Pima Road, midway between Via De Ventura &<br>Indian Bend Road<br>VVG Associates, LLC, Architect/Designer |

**VICE CHAIRMAN CORTEZ MOVED FOR THE APPROVAL OF THE CONSENT AGENDA ITEMS: 2-PP-2005; 99-DR-2000#2; 17-DR-2005, WITH THE AMENDED STIPULATION THAT THE ACCENT COLOR CALLED CAULFIELD GREEN BE ELIMINATED FROM THE PALLET.**

Board Member Jones clarified that the intention was to remove the two accent bands.

**VICE CHAIRMAN CORTEZ AMENDED THE MOTION AS CLARIFIED.  
SECONDED BY BOARD MEMBER JONES. .**

**THE MOTION PASSED BY A VOTE OF 7 TO 0.**

**REGULAR AGENDA**

~~54-DR-2005~~  
**4-DR-2005**

The Borgata Of Scottsdale  
Site Plan & Elevations  
6166 North Scottsdale Road  
Sixty First Place Architects, Architect/Designer

Mac Cummins presented the case per the staff packet, highlighting the existing site plan and the proposed site plan. Mr. Cummins noted key issues regarding the proposed development process, additional trees, redevelopment of the property and building materials to be used.

Scott Nelson, WestCor, 11411 North Tatum Boulevard, gave a PowerPoint presentation. Highlights of the presentation included WestCor's commitment to the project and the community; focus group comments; and an overview of the revitalization strategy. Mr. Nelson detailed the proposed site plan: highlighting the courtyard, paving materials, the fountain, the view from Scottsdale Road, pedestrian improvements, landscaping improvements and signage improvements.

Board Member D'Andrea commended the research, studies and focus groups that have been put into the project. He stated that from an architectural standpoint, he would have preferred that efforts would have been made to keep the existing structure and somehow send people through it and into the space, rather than completely demolishing it. Concerns of loss of square footage and reduction in parking were noted from a development standpoint.

Board Member Schmitt applauded the efforts put into the project as well as the plan proposed for the front of the project. Additional suggestions included moving the trees and vegetation from the corners to the area directly in front of the building to help buffer the interior courtyard from Scottsdale Road, as well as the possibility of bringing the sidewalk experience in, away from the street.

Board Member O'Neill commented on the contrast between the narrative that states WestCor has investigated ways to increase foot-traffic and the lack of actual foot-traffic on Scottsdale Road. Discussions ensued regarding pedestrian connections to the property.

Stucco will be used on the exterior landscape wall. Board Member O'Neill stated that stucco is minimally used in the center and encouraged that that practice be continued; however, to the degree that stucco will be used, he requested that the stucco match the existing stucco with regard to finish.

Robert Gutierrez, 61st Place Architects, addressed Board Member O'Neill's questions regarding the type of stone that will be used at the project. Board Member O'Neill asked that the stone on the monument walls match the existing stone.

Board Member O'Neill inquired as to the valet parking plan, whereupon discussions regarding parking ensued. Mr. Nelson reported that valet operators will use a section of the underground garage, in addition to some parking spots in the front of the Center that will be designated valet.

Board Member O'Neill noted that there are inconsistencies between achieving the goals being described and looking at the plan. He further stated that doing things such as using engineered stone, using Bromanate instead of pavers, mimicking flagstone with stamped concrete, will pull away from the true elegance and upscale nature of what the Borgata is and encouraged that those issues be reconsidered.

Discussions ensued regarding the decision to eliminate Mancusos and replace it with two restaurants. The driving forces behind the decision are the increase in volume that will be created by two restaurants and the desire to have an establishment in the Center that will cater to the lunch market.

Board Member Jones suggested making the fountain more visible from a vertical standpoint and that possibly adding some color and interest, combined with the view through the trees, would help people focus into that site. Mr. Islam, 61st Place Architects, pointed out that regulations limit the height of the fountain. Discussions continued regarding regulation limitations and fountain focal points.

Commissioner Steinke commended the process WestCor followed to get to the presentation and suggested that the possibility of placing the utility lines below-grade as opposed to overhead would open up the view corridor. Discussions concerning the topic ensued.

Tim Connor reported to the Board that the study for Scottsdale Road streetscape enhancements is just starting to begin for the southern end of town. The master plan for the northern end, everything north of Chaparral, is expected to begin in the next nine months. Feasibility of dropping power lines is one of the items being looked at. Expense is the largest part of the process.

Vice Chairman Cortez commented that the concept WestCor wants to achieve will help the Center tremendously, but the plan falls short with regard to the opportunities available at this point, specifically noting the front renovation devoted to parking. He pointed out

that comments made by the Board with regard to the view corridors, the landscaping, the pedestrian access from Scottsdale Road, modifications to the fountain, visually detail a different site plan than what has been presented. Vice Chairman Cortez offered the suggestion of a corridor down the center in lieu of the corner entries.

Mr. Nelson addressed comments by the Board; pointing out that a major concern from a developer's standpoint is meeting the needs of the retail tenants. He stated that as the developer, they are always walking a fine line between what the retailers need and what can be provided esthetically.

Mr. Cummins clarified that the approval for elevations being sought today is for the wall along Scottsdale Road as part of the site plan approval. He stated that he only thing that would be approved today is where the building footprint lines are on the inside of the patio and where the outdoor dining areas are. They will have to return for approval of the two restaurant pads.

Councilman McCullagh expressed sentiment for the demolition of Mancusos and the historic residential district creation. Further discussions ensued regarding the purpose and changes relative to replacing Mancusos with two new restaurants at the Center.

Councilman McCullagh expressed parking concerns relative to the addition of two high volume restaurants replacing one; reduction in net parking space; and valet parking in the front of the Center and urged that valet parking be moved to a remote location on the site. He also suggested that additional trees be added; noting that what is lost in visibility is gained in charm, atmosphere, ambiance. He then expressed interest in hearing more on the subject of burying the power lines.

Rob Luciano with WestCorr addressed the Board regarding the net loss of parking, noting that 10 to 15 spaces were removed to create additional island landscape throughout the Center; pursuant to regulations.

Board Member Jones pointed out that the Board had made many comments and suggestions and rather than imposing stipulations and limitations, the case should be continued.

**BOARD MEMBER JONES MADE A MOTION TO CONTINUE CASE 4-DR-2005 TO JUNE 9TH, 2005.**

Board Member D'Andrea suggested that WestCor reevaluate the design; consider the people coming to use the space and incorporate the ideas presented by the Board as opposed to designing for the retailer.

**SECONDED BY BOARD MEMBER D'ANDREA. THE MOTION CARRIED WITH A VOTE OF 7 TO 0.**

19-DR-2005

W Hotel Scottsdale & Residences  
Site Plan & Elevations  
7243 E. Camelback Road  
Hornberger & Worstell, Architect/Designer

Mr. Curtis presented the case per the staff packet. Revised stipulations have been distributed to the Board. Mr. Curtis noted that stipulation number 7 required mid-scale canopy trees between some of the palm trees along Camelback Road. This has been deleted due to concerns of crowding out the richer building materials that are being used on Camelback Road. Board Member D'Andrea expressed opposition to the elimination of stipulation number 7, noting that Camelback Road is a main thoroughfare and some low level planting, or something to soften the hardscape in the front of the hotel, is needed.

Board Member Jones inquired about the interior art wall and noted that the mechanical penthouses are the most visible aspect of the building from a distance. He wondered if some thought could be given to improving the appearance of the boxes that would contribute to the general quality of the rest of the hotel.

Michael Mahoney, Tri Hospitality, 10850 Wilshire Boulevard, Suite 1050, Los Angeles, California, 90024, thanked the Board and staff for the time and effort that have been put into the project.

Mr. Mahoney explained the function of the mechanical boxes on the top of the building and stated that do meet all of the code requirements and they are not visible from the street. Board Member Jones suggested that they may appear less noticeable if the color were changed to a grayish blue. He added that there are missed opportunities on many buildings where slightly sloping walls or other things can change appearances. He further stated that his comments were for consideration and not an urgent concern that should delay passage of the design. A brief discussion occurred regarding the overhead clearance of the elevators.

Mr. Mahoney addressed landscaping and hard-scaping issues expressed by the Board. Upon inquiry by Councilman McCullagh, Mr. Mahoney described pedestrian access in relation to the property and presented a specific overview of the sidewalks around the project. A lengthy discussion continued regarding sidewalks and pedestrian traffic, followed by an explanation of how parallel parking will work in relation to the sloped landscaping.

Board Member Schmitt commended Mr. Mahoney and his team for the hard work and effort put into the project.

Upon inquisition by Commissioner Steinke regarding signage, Mr. Mahoney indicated that signage would be subtle.

Board Member D'Andrea requested a site plan that highlighted hard-scaping in relation to concerns regarding access to utilities. Mr. Mahoney responded that utility lines would not be laid through any of the concrete. Additionally, pursuant to stipulation, the City will not be responsible for any utilities inside of the curb, around the entire property.

Mr. Mahoney then presented an overview of the art wall as well as an explanation of the valet parking plan, the operation and function of the louvers. Councilman McCullagh expressed concerns as to whether the art wall meets the City public art requirement. Staff explained that public art can include places where the public has access. Councilman McCullagh expressed concerns as to whether this satisfies the spirit of public art and indicated that he would like to make a stipulation to leave the issue open for further discussion. Mr. Mahoney stated that the Cultural Board believes it is more than in compliance with what is necessary; further stating that he is strongly opposed to the stipulation. Board Members Jones and D'Andrea expressed support for the art wall. Randy Grant verified that the Scottsdale Cultural Council has confirmed the validity of the public nature of this artwork.

**COMMISSIONER STEINKE MADE A MOTION TO APPROVE CASE 19-DR-2005 WITH STIPULATIONS MOST RECENTLY DATED MAY 5TH, 2005. SECONDED BY BOARD MEMBER JONES.**

**THE MOTION PASSED BY A VOTE OF 7 TO 0.**

**COMMUNICATIONS/ITEMS FROM THE FLOOR**

Ms. Galav reminded the Board that the retreat is scheduled for May 19th at 5:00 in the Pinnacle Room.

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 3:11 p.m.

Respectfully submitted,  
Davette D. Repola  
A-V Tronics, Inc.